

# CLASSIC RESTORATION

4929 WEST GRAND AVENUE  
CHICAGO, ILLINOIS 60639  
773-282-4400 773-282-4404 FAX

MS. Melinda Young  
2726 Cortez Condo Assoc.  
2726 W. Cortez  
Chicago, IL 60622  
W: F: M: 773-551-7900 H: mekadunc@gmail.com

Tuesday, March 26, 2024

## **Re: Masonry Restoration**

We agree to furnish all labor, supervision, materials, and scaffold equipment, to carry Worker's Compensation, Public Liability, and Property Damage Insurance, and to use every reasonable precaution to protect the public and any adjacent property during the performance of the following work.

### **Extent of Work:**

**ITEM # 1:** Remove the limestone copings on all elevations of the garage and store on site for re-use. Install HB Textroflash 40mil through-wall flashing membrane with stainless steel drip-edges. Reset the copings stones in a full bed of mortar and seal the joints with Sonneborn NP-1 urethane sealant. One stone is damaged and will be replaced.

**COST OF WORK.....\$ 3,800**

**ITEM # 2:** Grind out all the mortar joints on the inside of the garage parapet and the upper four feet of the exterior side of the parapet, and repoint with high-lime, type-N mortar. The remaining areas of the walls on the North and South Elevations will be inspected and all cracked joints and holes will be repointed, where needed.

**COST OF WORK.....\$ 5,800**

**ITEM # 3:** Remove the masonry over the passage door on the South Elevation and the Overhead door on the North Elevation. Clean the steel lintels and paint with epoxy. Install new flashings formed with end dams, stainless steel drip edges, and cell vent weeps. Reset the masonry back to the original design. Replace 2 or 3 damaged block where the new joist was installed.

**COST OF WORK.....\$ 3,900**

**ITEM # 4:** Apply Chem-Trete PB100 to all accessible exterior concrete block surfaces per the manufacturer's recommended coverage rate. PB100 is a clear, breathable, 100% silane, penetrating, water-repellant sealer designed especially for porous concrete block. See Attached.

**COST OF WORK.....\$ 3,900**

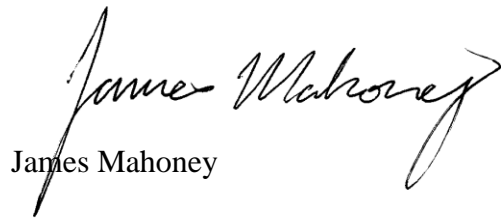
**ITEM # 5:** Install a sheet metal gutter on the Exterior East and West Elevations of the garage that will be installed into reglets and slope down to cover the gap between the garage and its neighbors. See Drawing

**COST OF WORK.....\$ 1,600**

**TERMS:** We Require A 20% Deposit And Signed Proposal Prior To Our Scheduling Or Proceeding With Your Project. The Balance Will Be Due Upon Completion.

I hope that this proposal meets with your approval and that we may have the opportunity of performing this work for you. If you have any questions regarding this matter or would like to schedule this work please call me at my office or at my cell phone, **773-592-4402**.

Sincerely,



James Mahoney

**Agreed To By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Title:** \_\_\_\_\_



# QUOTATION

## renner & renner, inc.

**renner & renner, inc.**

CONSTRUCTION COMPANY  
5951 N. Elston Avenue • Chicago, IL 60646

773-631-9874 Mason Lic. 4839  
FAX # Business Lic. 19085  
774-631-9875 City of Chicago Lic. # TGC041133D

SUBMITTED TO Melinda Young		JOB NAME SAME	
STREET 2726 W. Cortez Street		JOB LOCATION SAME	
CITY, STATE AND ZIP CODE Chicago, Illinois 60622		ARCHITECT	
TELEPHONE NO: 773-551-7900	DATE October 16, 2023	PLAN DATE	

We Propose to furnish and **DELIVER ERECT** material as listed below, for the sum of:

Nien Thousand Four Hundred and 00/100----- DOLLARS (\$ 9,400.00 )

Our price includes:

### Estimate for Garage Roof:

Thre Roofer will remove the existing Decking and remove the existing Roofing.  
The Carpenters will remove the last three (3) feet on the West Wall of the Garage and remove the rotted pylwood.  
We will also install three (3) new TJI Joists to replace three (3) damaged 2x4 Joists.  
The Fourth existing 2x4 Joist we will nail on plywood for extra strenght on the edge.  
We will need to break the Decorative Blocks to remove and install our new Joists.  
Your Briklayer will have to re-brick the wall that we removed.

This work will be done in November:

PRICE: \$9,400.00-----

*Miss Young: the roofer called me and said he may not be able to start be spring do to the weather John*

We have **NOT** included:

Payment to be made as follows:

*20% Initila Depoist - Balance as agreed. Per Statement.*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.

**RENNER & RENNER CONSTRUCTION CO.**

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within

15 days

**ACCEPTANCE of PROPOSAL** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.


Date of Acceptance:

*10/16/23*

Signature

Signature



<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: center;"> <h2 style="margin: 0;">QUOTATION</h2> <h3 style="margin: 0;">renner &amp; renner, inc.</h3> <p style="font-size: small; margin: 0;">renner &amp; renner, inc. CONSTRUCTION COMPANY 5951 N. Elston Avenue • Chicago, IL 60646</p> </div> <div style="text-align: right; font-size: small;"> Mason Lic. 4839  Business Lic. 19085  City of Chicago  Lic. # TGC041133D </div> </div>			
SUBMITTED TO <i>Melinda Young</i>		JOB NAME	
STREET <i>2726 W. Cortez St</i>		JOB LOCATION	
CITY, STATE AND ZIP CODE <i>Chic. IL 60622</i>		ARCHITECT	
TELEPHONE NO: <i>773-551-7900</i>	DATE <i>10-31-2023</i>	PLAN DATE	
We Propose to furnish and DELIVER ERECT material as listed below, for the sum of:			
		DOLLARS (\$ <u><i>9,810.00</i></u> )	
<p>Our price includes:</p> <p style="font-size: large; margin-top: 20px;"><i>Garage Roof deck.</i></p> <p style="font-size: large; margin-top: 10px;"><i>Built new wooden deck on existing garage Roof. all Lumber is treated.</i></p>			
<p>We have NOT included:</p>   			
<p>Payment to be made as follows: _____</p>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: small;">Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.</p> </div> <div style="width: 50%; text-align: right;"> <p><b>RENNER &amp; RENNER CONSTRUCTION CO.</b></p> <p>Authorized Signature <u><i>John Renner</i></u></p> <p style="font-size: small;">Note: This proposal may be withdrawn by us if not accepted within _____ days</p> </div> </div>			
<p><b>ACCEPTANCE of PROPOSAL</b> - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p>			
Date of Acceptance: <u><i>11/6/23</i></u>		Signature <u><i>Melinda Young</i></u>	

Try December - check paid for \$1880

2726 WEST CORTEZ CONDOMINIUM ASSOC 2726 W CORTEZ ST CHICAGO, IL 60622-3419		1092
PAY TO THE ORDER OF	Classic Restoration	DATE 3/27/24 70-477719
thirty four eighty 4 00/100		\$ 3480.00
FOR 20% garage masonry work		DOLLARS
usbank.		
10010921 071904779 199377774021		

Classic Restoration Robert Myron		1093
For Deposit Only All Prior Endorsements Guaranteed Bellwood Currency Exchange 2071901180 2071901180 2071901180		

2726 WEST CORTEZ CONDOMINIUM ASSOC 2726 W CORTEZ ST CHICAGO, IL 60622-3419		1093
PAY TO THE ORDER OF	Classic Restoration	DATE 4/15/24 70-477719
thirteen thousand nine hundred twenty 00/100		\$ 13,920.00
FOR remaining balance garage masonry		DOLLARS
usbank.		
10010931 071904779 199377774021		



2726 WEST CORTEZ CONDOMINIUM ASSOC  
2726 W CORTEZ ST  
CHICAGO, IL 60622-3419

1086

DATE 10/4/23 70-477/719

PAY TO THE ORDER OF Renner & Renner \$ 1880.00  
eighteen hundred eighty & 00/100 DOLLARS

FOR garage roof

usbank.

1100108611 0719047791 1993777740211

122723 1375 81750000207802>071925444< WIN

PAY TO THE ORDER OF  
MINTRUST CHICAGO  
FOR DEPOSIT ONLY  
RENNER & RENNER, INC.  
0001536540

2726 WEST CORTEZ CONDOMINIUM ASSOC  
2726 W CORTEZ ST  
CHICAGO, IL 60622-3419

1091

DATE 3/16/24 70-477/719

PAY TO THE ORDER OF Renner & Renner \$ 7520.00  
seventy five hundred & 00/100 DOLLARS

FOR balance garage roof  
2726 West Cortez replacement

usbank.

1100109111 0719047791 1993777740211

ENCLOSURE	
PAY TO THE ORDER OF	
WINTRUST CHICAGO	
FOR DEPOSIT ONLY	
RENNER & RENNER INC.	
0001536540	
040224 1165 81750000229438>071925444< WIN	

5/22/24, 8:39 AM

Gmail - 2726 Cortez HOA Garage inspections



Melinda Young &lt;mekadunc@gmail.com&gt;

**2726 Cortez HOA Garage inspections**

1 message

steve hier &lt;millerhier@icloud.com&gt;

Wed, May 22, 2024 at 6:39 AM

To: Melinda Young &lt;m.kadunc@comcast.net&gt;

Review Renner garage repair trusses and deck in progress 1 hr

Review classic restoration parapet flashing and repaired of two holes in south and north walls made by new truss installation. 1 hr

Review classic restoration application of water repellent on garage 1 hr

3 hr @ \$250 \$750

Steve Hier

3080 W. Palmer Square, Chicago

Sent from my iPhone

*Paid from HOA  
reserves  
Unit 1 responsibility  
44% = \$330*

2726 WEST CORTEZ CONDOMINIUM ASSOC 2726 W CORTEZ ST CHICAGO, IL 60622-3419		1094
PAY TO THE ORDER OF	Steve Hier	DATE 5/22/24 70-477/719
Seven hundred fifty 00/100		\$ 750.00
FOR Garage Inspections		DOLLARS
usbank.		
1100109411 1071904779 19937777402111		